

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **December 7, 2022 to conduct the Regular PC Meeting**. The meeting was called to order at 7:00 p.m. by Chair Gene Baxendale and opened with the Pledge of Allegiance.

PRESENT: Planning Commission: Chair Gene Baxendale, Paul Marnecheck, Mayor Antoskiewicz, Marie DeCapite, John Ranucci, Secretary Ian Russell. Administration: Law Director, Tom Kelly, City Engineer Justin Haselton.

REGULAR ORDER OF BUSINESS:

Approval of the Minutes:

Moved and seconded to approve the minutes of **November 2, 2022. Motion carried.**

The Chair provided an overview of the PC meeting process. Public Hearing portion of meeting called to order.

PUBLIC HEARING / OPEN MEETING

Old Business

1. **PC22-12:** Tabled November 2, 2022. Pending submittal of a revised preliminary site plan for a proposed detached single-family cluster development consisting of 21 sublots located at 8217 Ridgedale Drive also known as PPN: 489-02-005 in Residential (R1-A) District zoning. No new revised plans submitted.

New Business

1. **PC22-14:** Adam Therrien is seeking final site plan approval for a proposed 11,700 square foot addition to an existing truck trailer service facility located at 10499 Royalton Road also known as PPN: 483-24-008 in General Industrial (GI) District zoning.

David Aulger, Registered Architect with Campbell Construction, spoke on behalf of the applicant. He said they are seeking approval for an 11,700 sq. ft. addition to the south-end of the existing Transport Services facility. The area for the addition is currently paved concrete and gravel. Transport Services offers new and used semi-trailer sales, leasing and rental services as well as inventory of semi-truck and trailer parts and heavy-duty truck and semi-trailer repair and maintenance. This addition will be an extension of six service bays in the rear of the building for the repair and maintenance of semi-truck trailers. The addition will match the architecture of the existing facility. It will be a couple of feet taller to ease in the transition from one roof to another.

City Engineer: The proposed addition will be in an area that is existing impervious surface therefore the stormwater runoff to the basin will not increase and therefore will not affect downstream neighbors. There are no concerns from an engineering perspective. The Engineering Department will review the plans before a final permit is provided by the Building Department.

Building Department City Planner: The project meets most of the zoning requirements. The main comments were related to parking count on site. Based on the information provided, it appears there will be a total of 56 employees. Outside sales employees were not included in the count. With the 15 spaces proposed with the project there would be a total of 60 spots; leaving only four additional spaces. Without the knowledge of the outside sales staff, it is difficult to know if that number meets requirements. The proposed 15 parking stalls are located within the required 10 ft. side yard setback. If the unstriped paved area is being used for parking it could potentially require a variance. Per Section 1282.11, the new parking lot will need to be lit since employees will be walking to and from building. All isle lanes shall specifically be delineated with the new parking.

With no further comments the Chair closed the public hearing portion of the meeting and opened the Regular Order of Business.

Moved by Mr. Marnecheck, seconded by Mayor Antoskiewicz to approved the application for final site plan approval. With a motion on the table, open discussion took place.

Mr. Aulger stated he spoke to Mr. Therrien about the possibility of the need for additional parking spaces. He said there is existing pavement there; they can simply stripe off the spots that they are currently using for parking along the fence. The parking is 8 ft. from the property line; it does not meet the required 10 ft. setback required by zoning. He asked for a variance to allow this to occur. He displayed a view from the adjacent parcel looking onto Transport Services on the other side of the fence. Inaudible. If it remains 8 ft or 10 ft from the property line, no one is going to be able to see the vehicles regardless. He said they have 4-6 outside sales people. He said, if necessary, they can stripe off another two spots along that row to gain the required number of parking spaces. He added this is an 18.9-acre site and 18.4 of it is paved in one form or another. Therefore, finding a place to park is not an issue. He showed where the employee parking is and where the public parking spaces are for customers coming to the Parts Department. Visitors, vendors and office personnel park in front. A gate restricts access to the rear of the site and is not open to the public.

Mr. Aulger asked for a variance to the illumination requirement to light the parking spots. He said it is primarily a private parking area for their employees. He said lighting would be unnecessary because the employees only work one shift; not second or third shift. He said there is high-lighting for security that lights the trailer parking area. The building has some wall packs which light the immediate area in front of the building. The wall packs would not cover the area being discussed. Lighting will be added on the addition but it will not meet the foot-candle requirement.

The Chair asked if the spaces can be restriped to be 10 ft. from the fence and add two additional spaces. Mr. Aulger responded he thinks there is; they should still be able to maneuver adequately.

The City Planner responded to the Chairs question regarding need for lighting. He said because this is a private lot and not accessible to public parking and pedestrians, it would not be that important.

The Law Director stated the Code gives the PC some leeway and some authority to grant variances; in this instance, if the Board wishes to grant a variance for that purpose, it would be appropriate. Mayor Antoskiewicz stated the lighting on the addition may be enough for employees to safely get in and out.

Adam Therrien stated they have 46 continuous acres. The drawings which will be submitted for Engineering and Building Department review will have the parking spaces moved to be outside the ten-foot setback area and include striping for two additional spaces.

A motion was made to approve the application consistent with the discussions of the Board and the commitments of the applicant to provide appropriate parking as laid out in the minutes together with the Boards approval for a variance on the requirement for the foot-candle lighting. Roll call: Yeas: Five (Ranucci, Mayor Antoskiewicz, DeCapite, Marnecheck, Baxendale). Nays: None. **Motion to approve (5-0).**

MISCELLANEOUS: The next PC meetings is scheduled for January 4, 2023.

ADJOURNMENT: Moved and seconded to adjourn the PC meeting. Motion carried. Meeting adjourned.

Minutes Transcribed by Diane Veverka.

APPROVED: /s/ Eugene Baxendale
Chair

DATE APPROVED: January 4, 2023

ATTEST: /s/ Ian Russell
Planning Commission Secretary